



# Cortland County

## Industrial Development Agency

Minutes of the Meeting of the Members of the Cortland County Industrial Development Agency July 11th, 2022 – Noon  
40-42 Main Street, Suite A, 2<sup>nd</sup> Floor Cortland New York, 13405

**Roll Call** – Chairman McMahon called the meeting to order at noon

Mike McMahon	Chairman	<u>Present</u>
Stephen Compagni	Vice Chairman	<u>Absent</u>
John O. Reagan	Treasurer	<u>Present</u>
Clint Brooks	Secretary	<u>Remote</u>
Johanna Ames	Member	<u>Excused</u>
Dr. Kathleen Burke	Member	<u>Present</u>
Donald Richards	Member	<u>Present</u>
<u>Garry VanGorder</u>	Executive Director	<u>Present</u>
<u>Karen Niday</u>	Corporate Finance Officer	<u>Present</u>
<u>Eric Mulvihill</u>	Development Specialist	<u>Present</u>
<u>John Sidd</u>	Agency Counsel	<u>Remote</u>
<u>Nevin Bradford</u>	C&S Engineers	<u>Remote</u>

**Approval of Minutes** - June 13th, 2022 – Mr. Richards made a motion to approve the minutes of June 13<sup>th</sup>, Mr. Reagan seconded the motion; all voting in favor, none opposed.

### **New Business**

- 1.) Award Bid for Phase 1 Apex Site Clean-up – Mr. VanGorder introduced Nevin Bradford from C& S Engineers. Mr. VanGorder informed the Board that the IDA has officially closed on the former Apex property located at 43-47 Cleveland Street in Cortland at a cost of \$25,000 as previously authorized by the Board. In conjunction with the site acquisition the IDA retained C&S



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Engineers to develop a plan to clean-up the former industrial site. Once the bids for the clean-up are approved phase one of the site remediation can commence, this includes removal of the demolition debris on the site. The most recent owner did not satisfy their obligations as part of their clean-up. Due to spotty record keeping during previous remediation projects at the former plant there are some gaps in records which raises the possibility that there may be asbestos in the debris. C&S has worked with the New York State Department of Labor to determine the appropriate process to clean-up the site. Mr. Bradford informed the Board that the clean-up process will include an independent monitoring and testing firm. Mr. Bradford reviewed the responses to the bid for clean-up services. Mr. Sidd pointed out to the Board that the procurement process used to solicit bids for the clean-up is consistent with the IDA's established procurement policy. Mr. Sidd said the recommended companies to be awarded the bids are the lowest responsible and capable bidders.

Mr. VanGorder discussed the second phase of the clean-up at the site. The City of Cortland has obtained funding to conduct sampling under the footprint of the former industrial complex, it is anticipated that some level of contaminants will be found given the lengthy history of industrial activity there. Once the level of contamination is known he expects the IDA will be able to access brownfield clean-up resources to complete the clean-up and make the site ready for redevelopment. Mr. VanGorder pointed out that the funds being used to support this project are coming from IDA project fees, those fees support activities such as this clean-up.

Chairman McMahon made a motion to award the bid for asbestos and debris clean-up services for a cost of \$339,650.00 to Gorick Construction Inc. 27 Track Dr. Binghamton NY 13904 and to award the project and clean-up monitoring services for a cost of \$10,886.50 to Arctic Enterprises Inc. 222 Teall Ave. #100a, Syracuse, NY 13210.



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Mr. Richards seconded the motion, all voting in favor none opposed.

### **Monthly Reports**

- 1.) Finance Report – Ms. Niday reviewed the monthly finance reports.
- 2.) Director's Report – Mr. VanGorder provided a brief update regarding discussions concerning the proposed EDF Solar project in the Towns of Cortlandville, Homer, and Solon.

**Adjourn** – The meeting was adjourned at 12:44 P.M.

**CORTLAND COUNTY INDUSTRIAL DEVELOPMENT AGENCY**

**CERTIFICATE REGARDING NO CONFLICT OF INTEREST**

**MEETING DATE: July 11<sup>th</sup>, 2022**

The Cortland County Industrial Development Agency (the "Agency") has this day considered numerous business items which may have included, but are certainly not limited to, the sale of real or personal property to, undertaking projects with or on behalf of, and entering contracts with, certain individuals and business entities (each a "Stakeholder").

I, the undersigned director, officer or employee ("Member") of the Agency, **DO HEREBY CERTIFY**, as follows:

1. I do not have an "interest" (as defined pursuant to Article 18 of the General Municipal Law of the State of New York) in any Stakeholder nor do I have any interest in, or relationship with, any Stakeholder which would violate the Agency's Code of Ethics. "Interest" as defined in Article 18 of the General Municipal Law means:

(a) a direct or indirect pecuniary or material benefit accruing to a Member as the result of a contract with the Agency, or (b) a contract between the Agency and:

- (i) a Member's spouse, minor children and dependents,
- (ii) a firm, partnership or association of which such Member is a member or employee,
- (iii) a corporation of which such Member is an officer, director or employee or
- (iv) any entity which is owned or controlled directly or indirectly by such Member.

2. I do not directly or indirectly own stock or any ownership interest in any Stakeholder; nor am I an officer or employee of any Stakeholder; nor am I a member of the board of directors of any Stakeholder; nor do I have a familial relationship with any Stakeholder.

3. The nature and extent of any interest I may have in any Stakeholder is described in Schedule A annexed hereto, such disclosure to be made a part of and set forth in the official minutes of the Agency.

**MEMBERS:**

  
Michael McMahon, Chair


Absent \_\_\_\_\_  
Stephen Compagni, Vice Chair

  
Clint Brooks, Secretary

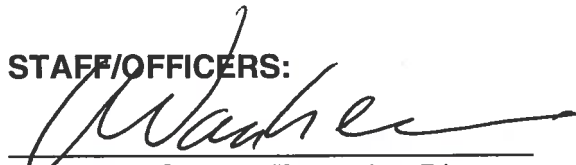
  
John O. Reagan, Treasurer

Excused \_\_\_\_\_  
Johanna Ames

  
Donald Richards


  
Kathleen Burke

**STAFF/OFFICERS:**



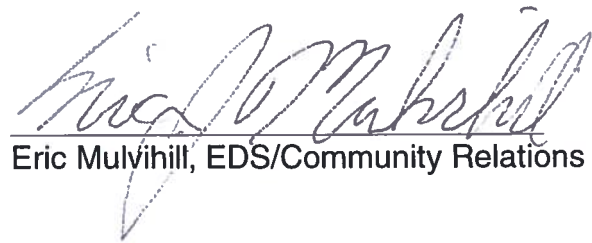
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Garry VanGorder, Executive Director



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Karen Niday, Chief Financial Officer



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Eric Mulvihill, EDS/Community Relations